

TRANSFER
TAX
PAID

48-260
03923

WARRANTY DEED

Louis G. Rancourt and Mary Alice Rancourt of Waterville, County of Kennebec and State of Maine for consideration paid, grant to Allan⁽²⁾ L. Rancourt, of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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PARCEL I:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Commencing in the northerly line of Park Street at the southeast corner of property now or formerly of Robert H. and Eleanor H. Bradley, formerly of Francis Bartlett; thence running northerly in the easterly line of the said Bradley and the easterly line of property now or formerly of the Methodist Church, formerly of John Lang and one Cadwalder, a distance of one hundred ninety-seven and twenty-five one hundredths (197.25') feet, more or less, to the southerly bound of property of the Methodist Church, formerly of said Cadwalder; thence easterly seventy-two feet (72') in the southerly line of said Methodist Church to property believed to be owned now or formerly by Alphee E. Bosse, formerly by Charles Vigue; thence southerly in the westerly of said Bosse and Arthur Daviau, formerly Carroll N. Perkins, a distance of one hundred ninety-six and twenty-five one hundredths feet (196.25') more or less to the northerly line of Park Street; thence westerly in the northerly line of Park Street seventy-two feet (72') to the point of beginning.

Excepting and reserving a right of way twelve feet (12') feet in width, the easterly bound of which right of way being the easterly bound of the property hereinbefore described, for the benefit of the lots next easterly of the property herein described believed now to be owned by said Bosse and Daviau. Said right so excepted and reserved being those conveyed to said Vigue and said Perkins.

Being the same premises conveyed to Louis G. Rancourt and Sally W. Rancourt by Deed of Meroe F. Morse dated August 30, 1961 and recorded in the Kennebec County Registry of Deeds in Book 1237, Page 237. Said Sally W. Rancourt died leaving Louis G. Rancourt as surviving joint tenant.

PARCEL II:

A certain lot or parcel of land with all buildings thereon, located in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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Beginning at an iron rod set in the ground at the northeast corner of land conveyed to George S. Winegar on June 29, 1912, by Leo S. Whitaker; thence running southerly and at right angles with the northerly line of said Whitaker's lot about one hundred and nine (109) feet to land supposed to be owned now or formerly by Emma F. Pray and Sarah E. Percival; thence running westerly about ninety-seven (97) feet to land of the City of Waterville - the school house lot - thence, northerly on the land of the city lot about ninety-two and seven tenths (92.7) feet to land now or formerly of the Roman Catholic Bishop of Portland; thence easterly about eighty (80) feet to the place of beginning. Together with a right of way, so called, called Percival Court to Elm Street (which right of way has been accepted by the City of Waterville and is not a public way).

Being the same premises conveyed to Louis G. Rancourt by Deed of Sale by Personal Representative of the Estate of Charles W. Rancourt dated November 30, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2752, Page 160

WITNESS my hand and seal on October 13, 2004.

[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
Louis G. Rancourt
[Signature]
Mary Alice Rancourt

THE STATE OF Maine
Kennebec, ss.

October 13, 2004

Then personally appeared the above named Louis G. Rancourt and Mary Alice Rancourt and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]
Notary Public

SEAL

DAVID R. WHITTIER
My Commission Expires
August 30, 2007

Received Kennebec SS.
10/27/2004 10:33AM
Pages 2 Attests
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS